

M67386.AR.000126
MCRCO KANSAS CITY
5090.3a

MINUTES FOR BASE REALIGNMENT AND CLOSURE CLEANUP TEAM MEETING HELD 7
SEPTEMBER 1995 KANSAS CITY MO
9/7/1995
HOSTETLER & ASSOCIATES

BASE REALIGNMENT AND CLOSURE
CLEANUP TEAM MEETING

MINUTES OF THE BRAC CLEANUP TEAM MEETING held
on the 7th day of September, 1995, commencing at
1:00 p.m. at Richards-Gebaur Air Force Base,
Building No. 926, 15471 Hangar Road, Kansas City,
Missouri.

PRESENT:

Mr. Garey Reeves, Mr. Mark Esch, Mr. Robert
Lodato, Ms. Ellen Valade, Mr. Bob Zuiss, Mr. Jimmy
Thompson, Ms. Jana Ryan, Mr. Robert M. Geller, Mr.
Glenn Golson and Mr. Wayne Mizer.

ORIGINAL

Minutes produced by Lynn R. Hicks of Hostetler &
Associates, Inc., 9200 W. 67th Street, Shawnee
Mission, Kansas 66202.

HOSTETLER
& ASSOCIATES, INC.

REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204

SHAWNEE MISSION, KS 66202-0100 • KANSAS CITY, MO. (816) 421-6052

INDEX

	Page
1	
2	
3	IRP Sites (Blue) 3
4	Compliance Sites (Green) 8
5	Areas of Concern (Red) 10
6	Report by Ms. Valade 14
7	Report by Mr. Zuiss 17
8	Report by Mr. Esch 18
9	Corrections to 7/26/95 Meeting Minutes 19
10	Report by Mr. Thompson 20
11	Cleanup Levels on POL Yard 23
12	BCT Team Improvement 24
13	Funding Status of 1996 Projects 24
14	1997 Projects 25
15	Actions Taken Near Building 620 25
16	Sanitary Sewer Permits & KC Visit 26
17	Schedule Next BCT Meeting Date 26
18	Open Floor Discussion 27
19	Meeting Adjourned 29
20	
21	
22	
23	
24	
25	



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262 0100 • KANSAS CITY, MO (816) 421 6052

Participants of the meeting were briefed by Mr. Esch on the status of the IRP sites, compliance sites and areas of concern as follows:

IRP SITES (Blue)

1. BELTON TRAINING COMPLEX

In the original EBS contract the contractor identified various munition^{waste} types of waste. In 1996 a PA/SI will be performed, with follow-up as indicated by that study. In 1997 will do an RI/FS: a RI/FS will be done.

The Air Force Reserve will oversee the EOD survey of the Belton Training Complex. The contractor has the work plan and is ready to go, but funding has not come through yet. The original survey is to be expanded to incorporate all of the Belton Training Complex, to identify hot spots and come up with the work plan focused on EOD disposal. Major Command has responsibility to safe the area, after which it will be turned over for any environmental^{study} (non-IRP site)

The weapons storage area[^] still requires safing but doesn't have any environmental issues. There is no work plan other than it is included in the safing that Major Command will perform.

The contractor is going to take the past



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
CHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

statement of work and expand on that and use it in the same context, so the work plan isn't going to change that much from the original statement of work when they did the original survey.

If there is an environmental issue after completion of the survey then we would proceed on with the statement of work. If it involves EOD disposal then Major Command will develop statement of work for disposal. If EOD is found, the PA/SI would probably be delayed.

2. NORTH BURN PIT

Waiting on cleanup standards from the State for the perched water systems and soil. Once the ARARs are received the BCT will look at the data and standards that have been developed and decide where to go. Discussion was had regarding whether the north burn pit was ^{to be} cleaned up to a typical industrial level and that some areas exceed lead levels for ^{residential} ~~industrial~~ settings. Indications are that the lead levels from MDOH ^{will be} ~~was~~ 1600 parts per million and the lead level found on the site was 520. ppm

MDNR will try to come up with the numbers for the burn area, but there are some lead



REGISTERED PROFESSIONAL REPORTERS

P O BOX 4589 • OVERLAND PARK KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY MO (816) 421-6052

1 issues that are different than the POL petroleum
2 products.

3 This is not a project now and ^{AF} will not
4 develop ^{3.} work plan until levels are provided.

5
6 3. OIL SATURATED AREA and

7 4. HAZARDOUS WASTE DRUM STORAGE

8 Mr. Esch's understanding is that MDNR
9 has basically agreed that no more action is
10 required on the soil at both sites, with the ^{is concerned, is}
11 maximum remaining contaminant as far as TPH ^{at} 53 ppm,
12 and the standard to meet was 200. ^{ppm} There was a
13 decision document written to do no further action
14 based on recommendations of prior contractors that
15 there was no need to worry about the ground water.

16 On 8/31/95 a ground ^{study} water project was
17 awarded to collect the ground water by either
18 hydropunch or water wells at both sites. Cleanup
19 levels on ground water are needed. Mr. Geller
20 indicates MCLs are what they look at and that if
21 the ground water is contaminated above the MCLs it
22 may require going back in and working on the soil.

23
24 5. HAZARDOUS MATERIALS STORAGE AREA

25 The Base went after soil contamination



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204

QUANTEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

and removed about 64 cubic yards. Again, ground-water would be the issue here. ^{On a} 48/31/95³ contract to do hydropunch or monitoring wells to collect ground water samples. ^{was let.}

6. LEAKING USTs and

7. TEST CELL AREA

Mr. Esch and Mr. Golson ^{commented on} ~~went over~~ the statements of work and sent it to AFCEE, (who developed the statement of work) and put out the proposal known as Delivery Order 3. It's in final negotiations at AFCEE and is expected to be awarded sometime in September to Dames & Moore, at which point they will develop a work plan based on the scope of work.

During ^{the} BCT working group meeting their work plan will be reviewed. Mr. Mizer says the [area next to the operations they're going to confirm the existing levels and cap the pipes.]

need to ask Mr. Mizer

The other area, where they think they spotted a leak ~~when going for~~ ^{near} the eye-wash station, they're probably going to have to dig it up, do some testing and see what it is.

Since there is some excavation ^{within} ~~portion~~ ^{the work} ~~to that~~ plan, there is a need for coordination on

HOSTETLER
& ASSOCIATES, INC.

REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

1 cleanup levels. [before writing the WP]

2

3 8. FIRE VALVE AREA

4 BCT has decided there is no problem with
5 soil levels and that no further action on the soil
6 was appropriate after ^abriefing by Tetra Tech.

7 Expecting the final PA/SI ~~within the~~ next month,
8 ~~and~~ ^{and} ~~followed by~~ responses to comments that MDNR ^{had} ~~has~~

9 Ground water will be investigated under
10 the 8/31/95 contract using either hydropunch or
11 monitoring wells. If there is contamination in
12 the ground water MDNR will be looking at the soil.

13 According to Ms. Valade the remediation
14 of the fire plug area is in the process of being
15 formally removed from the contract since they're
16 closing out that delivery order next week.

17 Mr. Golson is concerned that this site
18 is very close to the electric shop and questions
19 whether PCBs were looked at as well as TPH, there
20 having been evidence of oil going down the floor
21 drain of the electric shop. Mr. Esch suggests
22 that a local sampling contract which will be in
23 place in October could be used to fill in data
24 gaps. Mr. Golson says there needs to be a couple
25 samples taken for PCBs in that area.

HOSTETLER
& ASSOCIATES, INC.

REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204

TELEPHONE (913) 662-2100 • KANSAS CITY, MO. (816) 421-5052

COMPLIANCE SITES (Green)

1. UST CLOSURE BUILDING 962

All that is left to do on this site, since nothing was found, is the typical underground storage tank closure with no further response action required, which is to submit a final report to UST on the permanent closure of those two tanks, 962A and 962B. Dames & Moore is writing the closure report and will send it to Mr. Esch for informal approval and then go through contracting for distribution. Sampling found basically non-detects.

2. OIL/WATER SEPARATOR ~~9470~~ 9470~~0~~

Mr. Esch discusses the weaning of the flow that's going into the sanitary sewers. If a low flow sample was approved by the water quality division ^[MDNR] it could be disconnected from the oil/water separator and turned into the stream that goes into Scope Creek. The flow going directly into the oil/water separator comes from the following: storm ^{and} water that goes into the pond; from the diked-in areas around the POL; a ~~little~~ valve sump; ^{and} the basements on the pump houses.

HOSTETLER
& ASSOCIATES, INC

REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

Pump depressions
^ ^ ^ up

9

1 houses that fill and flow overland into the creek;
2 Both storm water and industrial sewage from that come off the
3 buildings and the flight line. There are two
4 inlets. into the sanitary sewer Here we are referring to just the pond
5 and the POL yard and the storm water that comes
6 off of those; taking those off the oil/water
7 separator and turning those back into a surface
8 discharge.

project

9 This is projected to be a two-years or
10 three-years ~~item that will take place~~ after the POL
11 remediation. There is a '97 project for taking
12 that section of water off of the oil/water
13 separator and to do any type of NPDES/storm water/
14 sanitary requirements that get identified, as well
15 as requirements from the Kansas City Sewer
16 Department. There is no statement of work. developed yet

18 3. POL YARD

19 Contractors have characterized the soil
20 and done soil gas surveys. There might be some
21 data gaps that will be addressed. during cleanup. The base
22 environmental engineer has collected samples in
23 addition to samples collected by the contractor.
24 There is a work plan to remediate the site. This
25 is not an NPL site or a RCRA site.

HOSTETLER
& ASSOCIATES, INC.

REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

4. OIL/WATER SEPARATOR 704

When 211 cubic yards of soil were removed they replaced this oil/water separator. There is agreement that this oil/water separator will not be removed to address some minor contamination below it. Ground water needs to be looked at and an assessment of what ~~that~~ ^{contamination is in the} ground water ^e is. This will be included with the four other IRP sites that have ^a ground water assessment going on.

AREAS OF CONCERN (Red)

1. STRESSED VEGETATION BUILDING 918 and
2. STRESSED VEGETATION BUILDING 603

Local sampling contractor will be told to collect samples of PCB, TPH, volatiles, pesticides, et cetera. Ms. Valade says the BPA should be in place in October. There should be no problem working together to identify the means to go through some type of local contractor to characterize these areas of concern. Once there is an agreement on what samples will be collected MDNR wants to be notified of planned dates so that they have the opportunity to take their own or



REGISTERED PROFESSIONAL REPORTERS

P O BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421 6052

1 take a split ^{sample} and check.

2 QA/QC was discussed. Ms. Valade says
3 the way this is set up is a very basic statement
4 of work to do water samples, soil samples, within
5 certain requirements and regulations; the lab has
6 to be certified; the first order under the
7 purchase order is to provide their QA/QC plan,
8 which we approve; and what we get back is the
9 laboratory report. Request will be made that they
10 inform us exactly when they're going to do the
11 sample, and that can be added to the statement of
12 work. We have local control over their times.
13 MDNR would like to review and respond to the QA/QC
14 and sampling protocol of the lab before the lab is
15 accepted.

16
17 3. BUILDING 704 OUTFALL and

18 4. BUILDING 944 OUTFALL and
19 BUILDING 927 OUTFALL

20 Building 704 was constructed in '55.

21 Building 944 is an old demolished test stand.

22 These oil/water separators were constructed in
23 1955 or earlier, and for twenty years the outfall
24 went directly into the storm system. After the
25 Clean Water Act, ^{effluent was sent} ~~it got~~ turned into the sanitary.

Need to decide what kind of indicator compounds to



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

12
1 look for at the outfalls. There ^{are} ~~is~~ no fund in ^{and} ~~projects~~
2 A line for this. This is a sampling issue. [from notes]
3 MDNR needs identification of the
4 location of all the old oil/water separators that
5 were closed out and then some correlation to what
6 buildings they would drain so that a sampling plan
7 can be designed that looks for the proper
8 constituents. They need either a map that fairly
9 clearly identifies it or some kind of a narrative
10 to go along with it. They are not requesting a
11 work plan, but just kind of background
12 information. It is decided that the historical
13 uses of those buildings and the gathering of this
14 information could be done in working group.

15 16 5. DRAINAGE POND

17 Comments on the draft were received back
18 from MDNR and were sent to the contractor to
19 respond to the comments. A no further action
20 planned document has been submitted. No comments
21 have been received from MDNR on the no further
22 action document.

23 24 6. CENTRAL DRAINAGE AREA

25 The contract has been awarded to Versar. INC.



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

1 The work plan has been submitted to MDNR, and MDNR
2 comments have been received. Versar is in the
3 process of responding to those comments. Foresee
4 in the near future a finalized work plan and the
5 collection of the 39-some-odd samples. The Versar
6 contracts are under the purview of the contracting
7 officer at AFCEE at Brooks. An on-site field
8 ~~correspondent~~ ^{quality inspector} has not been assigned yet.

9 Mr. Geller requests that MDNR's comments
10 be responded to before the contractor starts work.
11 Mr. Esch says that no notice to proceed will be
12 issued until there is concurrence by both MDNR and
13 ~~Esch~~ ^{EPA} Ms. Valade cautions that even if the notice
14 to proceed is given after concurrence there may
15 not be any local oversight for information on a
16 day-to-day basis, but this is something she would
17 be requesting from them.

18 19 7. TARMAC FUEL LINE

20 These were the termination points of the
21 fuel hydrant system. There has been no
22 investigation of the hydrant system that went out
23 to the fuel head^{ers} and no investigation of the fuel
24 spill. A fire department report reveals that 60
25 or 70 gallons of fuel were hosed down. Need a

HOSTETLER
& ASSOCIATES, INC

REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

1 working group meeting to determine what the local
2 contractor needs to look for at this site.

3

4 8. UST 927

5 Contractor previously removed 14 storage
6 tanks (including 620). Through the local
7 contractor the working group will select four
8 tanks to sample. If any one of them come up as an
9 indicator that something is different than the
10 samples that were collected earlier, then sampling
11 will be done ^{for} of all the tanks. These tanks are
12 all located in the retained property by the Air
13 Force and were removed prior to underground
14 storage tank regulation.

15

16 REPORT BY MS. VALADE

17 Delivery Order 2, which is the hydrant
18 remediation, the UST removal and the basewide
19 hazardous waste disposal, [A] All on-site work from a
20 contracting standpoint is presumed to be completed
21 and the contractor has demobilized the sites.
22 There is still one drum of soil samples in the old
23 hazardous materials storage yard, which is
24 scheduled to be taken care of very quickly. ~~From~~
25 ~~that point they will be closing out contractually.~~

HOSTETLER
& ASSOCIATES, INC.

REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

1 ~~and the on-site work will be considered completed.~~
2 There will be final reports, tests, et cetera,
3 that will be sent to Ms. Valade and she will get
4 them to Mr. Esch.

5 Area 620 was treated as a hazardous
6 waste disposal item, so closure reports or
7 amendments to the previous closure reports will ~~go~~ ^{be}
8 ~~to~~ Mr. Esch, ^{responsibilities} ~~as will~~ the test reports of what they
9 took out and what they found ^{will be given to him.} They went a little
10 bit further on the samplings so they didn't have ^{The contractor}
11 to dig it up again. Almost twenty ^{cubic feet of soil was} ~~items came out~~
12 ^{Tests are} ~~This is~~ expected to be completed in the next two ^{removed.}
13 or three weeks and the ^{final} test reports will take a
14 little longer than that. The contractor's reports
15 are in the works right now. After Mr. Esch
16 receives the reports he will update the closure
17 report that was previously submitted and then
18 resubmit that closure report to ~~MDNR~~ ^{MDNR} ^{UST branch.}

19 Ms. Valade reports that the only problem
20 ~~from~~ ^{on} closing out this delivery order will be the
21 fire valve area, as this ^{work} was pulled out of the
22 scheduling. No on-site work was done, but they
23 had previously worked on plans. A decision needs
24 to be made on whether to leave this open or start
25 all over again. If sparging were necessary it



REGISTERED PROFESSIONAL REPORTERS

P O BOX 4589 • OVERLAND PARK KS 66204
SHAWNEE MISSION KS (913) 262-0100 • KANSAS CITY, MO (816) 421 6052

1 would be within the scope of the contract, because
 2 the contract involves all remediation, which gives
 3 a lot of flexibility in the delivery orders. The
 4 hydrant, the UST, 620 and the clean-out of the
 5 fuel lines should all be closed by the end of
 6 September. *The fire valve work will be developed at*
this time but the plans will be returned.

7 Ms. Valade does not have the
 8 administration on the POL yard but reports that in
 9 the next six weeks the comments are due back on
 10 the work plan and then the contractor will work on
 11 answering those comments. It is understood that
 12 the contractor has one week to incorporate their
 13 comments and get them back to ~~Ms. Valade~~ *Mr. Esch*. Once
 14 those comments are in and approved then they will
 15 begin on-site work *when notice* with orders to proceed *is issued.*
 16 Cleanup levels were given to ~~them~~ *the contractor* at the 200 ^{ppm} level
 17 based on previous discussion, so that's going to
 18 have to be firmed up.

IRP SITES

19 Delivery Order 3, ~~projects~~ *now* 7 and 8, ~~is~~
 20 due to be awarded *and* is in final negotiations.
 21 Following that the work plans will be due and will
 22 go into the 45-day review period. *These is for* ~~are~~ both
 23 for sampling and remediation.

24 Within the next six weeks the sampling
 25 blanket purchase agreements should be in place,

HOSTETLER
 & ASSOCIATES, INC.

REGISTERED PROFESSIONAL REPORTERS

P O BOX 4589 • OVERLAND PARK, KS 66204
 SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

1 ready to place calls against.. Hopefully by
2 October time frame the projects can be placed in a
3 priority order so that in November calls can be
4 placed. Once the BPAs are established they're
5 good for five years and is the fastest way to get
6 something ^{small} done.

7
8 REPORT BY MR. ZUISS

9 A general, non-fee permit has been
10 requested from the Kansas City Sewer District to
11 discharge ~~the~~ remediation waters into the ^{sanitary} sewer.
12 The city will be notified of the quantities and
13 analytical results of the discharge. This will
14 cover the discharge in the POL yard if there is
15 excess water that is developed. The city's big
16 picture concern is to try to reduce the volumes
17 that they're treating at the ^{water} treatment plant. A
18 one-inch rainfall ^{in the drained area} costs \$2,500 to treat, so ~~per acre?~~
19 ^{a reduction in volume} ~~volumes that they can reduce~~ will reduce their
20 costs. Nothing different will be done as far as
21 routing storm water; everything still goes like it
22 has been, but now there's a permit. Once clean-up
23 is done there will still be a team approach by the
24 city, the Air Force and the State as to what will
25 be done with that drained area in the future.

HOSTETLER
& ASSOCIATES, INC

REGISTERED PROFESSIONAL REPORTERS

P O BOX 4589 • OVERLAND PARK KS 66204
SHAWNEE MISSION, KS (913) 262 0100 • KANSAS CITY, MO (816) 421 6052

REPORT BY MR. ESCH

The Tetra Tech contract terminates at the end of this month. They are in the process of finalizing and responding to MDNR comments on the PA/SI at Site 9, the fire valve area and the pond assessment. Their response of how they're going to incorporate MDNR's comments in the final reports is expected within two weeks. There will be a ten-day turnaround to make sure MDNR's comments were incorporated correctly and get a final report from them.

Ms. Valade is working on the sampling contract for AOCs. The BCT will be given the laboratory quality assurance plan to review and consider.

Versar has been awarded two projects. One of them is the central drainage area work plan that they have drafted. Comments from MDNR have been received. We're waiting for responses to those comments. Our next phase will be the ten-day phase on incorporating comments, and at that point will be looking for approval. A notice to proceed will not happen until MDNR concurs that all comments will be incorporated. After the

HOSTETLER
& ASSOCIATES, INC

REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

1 notice to proceed they should be in the field
2 within one to two weeks collecting samples.

3 Versar was also awarded the contract to
4 do a ground water study on Sites 3, 4, 6, 9, and
5 the oil/water separator at 704. This is the
6 current scope of work on that one. A first draft
7 of their work plan should be sent out in about a
8 month to maybe a month and a half.

9 Headquarters has pushed the asbestos
10 survey of all buildings from a '96 project into
11 the '95 program. A list has been developed of all
12 of the buildings that need to be resurveyed and
13 update that '87 survey. Within a month the
14 proposal to the contractor will go out and they
15 will get a proposal back on costs. This item is
16 primarily OSHA compliance and our responsibility
17 to notify our lessees of the condition of the
18 buildings.

19
20 CORRECTIONS TO MEETING MINUTES OF JULY 26, 1995

21 Regarding tank 620A that was pulled,
22 Mr. Geller saw that there was no discussion of the
23 actual excavation and disposal of the waste
24 material, and that the references as identified
25 and discussed in that BCT were clearly related to



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION KS (913) 262 0100 • KANSAS CITY, MO (816) 421-6052

1 the residuals from sampling. He also has not
2 received a copy of the Air Force guidance
3 document.

4 Mr. Esch's understanding is that he had
5 relayed during that meeting the plan to go forward
6 under the hazardous waste contract to remove that
7 soil, and had also mentioned plans to go to the
8 fire training area and clean out the piping. A
9 copy of the Air Force handbook has not been sent
10 yet.

11

12 REPORT BY MR. THOMPSON

13 Mr. Thompson reports that the Corps of
14 Engineers is looking at the POL storage area. COE
15 has one tank, whereas the Air Force still has the
16 property for three tanks. There has been some
17 preliminary sampling done in the vicinity of the
18 COE tank. Mr. Golson agrees there was no
19 contamination found.

20 The thought at this point is that if
21 there were a need or requirement for the tank to
22 be removed, rather than having two contractors and
23 two projects going side-by-side, either the Air
24 Force or COE could convey funds and authority to
25 the other and get it all into one contract. At



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204

TELEPHONE (913) 666-1234 • FAX (913) 666-1235

1 this point, if this initial sampling is clean and
2 not finding anything that would require removing
3 the structure, it will stay.

4 Mr. Esch points out that if there is no
5 contamination underneath the structure the
6 Department of Defense is forbidden by law to
7 demolish it, so at this point that tank will
8 probably remain after the POL yard has been
9 cleaned up.

10 Mr. Geller inquires whether the Corps
11 has looked at the potential cost to remove the
12 tank, should there be contamination that extends
13 under the tank that wasn't previously identified,
14 whether their contract could be modified and their
15 funds moved over for demolishing the tank and
16 proceeding. Mr. Thompson feels there would not be
17 a problem and will talk with COE contract people
18 and the project manager and work together with
19 them. It is unknown whether the Air Force would
20 be able to let COE put their money over there and
21 give them the authority to go ahead and do it, and
22 probably one of the first questions that would be
23 asked is what kind of contractor they have.

24 Mr. Esch says the money that the Corps
25 MIPERS to AFCEE has to have the same restrictions



REGISTERED PROFESSIONAL REPORTERS

P O BOX 4589 • OVERLAND PARK KS 66204

1 as BRAC money and has to be a multi-year fund.
2 There's also the legal question of access to the
3 property and the salvage value of the tank goes to
4 the owner, et cetera.

5 Should contamination be found Mr. Geller
6 would like to make sure there is a mechanism in
7 order to implement it fairly easily, and this
8 should be kept in mind in case contamination
9 extends off the property. Mr. Esch says it would
10 be a simple matter to get a right of entry letter
11 from the Kansas City Aviation Department to pursue
12 the contaminant. Mr. Thompson and Mr. Esch agree
13 that their responsibility doesn't stop at a
14 property line.

15 Mr. Geller says it could lead to the
16 fact that maybe the tank needs to come down in
17 order to chase the same plume, even though it
18 wasn't identified in preliminary samples, and
19 would like to pursue some of those issues to get
20 an understanding of what's going to happen and who
21 is going to chase what plumes. Mr. Esch feels
22 there is latitude in the cost-plus type contracts
23 to take care of it, as long as the paperwork is in
24 order, and would probably use BRAC money, possibly
25 working out some sort of reimbursement later with



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204
SHAWNEE MISSION, KS (913) 262-0100 • KANSAS CITY, MO (816) 421-6052

1 the Corps.

2 At this point there is no plan to do
3 anything with that facility unless there is a need
4 to clean up a plume or there's some contamination
5 under the tank that warrants remediation. There
6 is a single pump house associated with the tank.
7 No samples were taken around the pump house.
8 Question was raised concerning the berms and
9 piping associated with the pump house. Mr. Esch
10 says they will stop taking appurtenances out at
11 the property line if there is no contamination.
12 If contaminants are along the appurtenance
13 corridor they would again chase the pathway to
14 where the origin is. There still could be the
15 possibility of pulling out the pump house as well.

16 Mr. Esch understands there is a letter
17 regarding carte blanche access agreement from
18 Kansas City to AFBCA.

19

20 CLEANUP LEVELS ON POL YARD

21 MDNR has a goal of one month to provide
22 risk base numbers for solid waste, hazardous
23 waste, water pollution control, for the cleanup of
24 petroleum type products. Dames & Moore's work
25 plan is due to be done and returned to them with



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204

1 comments in about a month. They need limited
2 notice to proceed to begin asbestos abatement
3 testing and bench-scale treatment of soil.

4

5

BCT TEAM IMPROVEMENT

6

7

8

9

10

11

12

FUNDING STATUS OF 1996 PROJECTS

13

14

15

16

17

18

19

20

21

22

23

24

25

There was a commitment by the AFBCA to
implement some new procedures in order to inform
the State. MDNR considers those to be acceptable
and will be watching to see that they're
implemented.

It had been previously mentioned that
half of the IRP money had been cut from the
program by Air Staff. AFBCA has sent a document
that said they at least plan for '96 and '97 to
fully fund those projects.

1996 projects include: 1) The asbestos
survey of all buildings. 2) An iffy project to
remove and close some of the monitoring wells,
if it's agreed they're no longer necessary on
sites that have been closed (might slip to '97).
3) Local sampling contract. 4) Preliminarily
scheduled a response action for the test cell
area, Site 8. 5) If ground water problems found



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK KS 66204

1 at Site 9 there is an RI/FS on the books to
2 address what the proper response is going to be
3 and conduct a feasibility study on whatever
4 actions will be taken. 6) Preliminary assessment
5 and site inspection at Belton training annex.

6 Mr. Esch will send MDNR a copy of the
7 record of decision signed by the secretary of the
8 Air Force.

9
10 1997 PROJECTS

11 1) NPDES compliance, which is a
12 full-blown water issues project. 2) The RI/FS at
13 the Belton area. 3) Additional sampling contract.

14
15 ACTIONS TAKEN NEAR BUILDING 620

16 MDNR wants to see the closure reports.
17 Contractor is working on them, will send them to
18 Mr. Esch, and Mr. Esch will provide to MDNR. Mr.
19 Geller inquired as to how they knew when they'd
20 dug to the adequate cleanup level when excavating
21 the soils at 620. Mr. Esch said the work plan
22 used the same method as at underground storage
23 tanks, the photoionization detector. When they
24 reached the level assigned in the work plan and
25 weren't over the hundred parts per million PID



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204

1 reading, they collected some bottom samples and
2 wall samples. Those results came back lower than
3 200, at approximately 50 parts per million. On the
4 Confirmatory closure samples, ^{he is} ~~le~~ Still waiting for ~~le~~
5 laboratory validation from all those samples and
6 their final report, but preliminary indication is
7 there's enough for a complete closure. Mr. Geller
8 indicates that if that same report comes to MDNR
9 in that fashion it's sufficient.

11 SANITARY SEWER PERMITS AND KC VISIT

12 Mr. Zuiss covered this earlier in the
13 meeting. Mr. Esch adds that Mr. Bill Williamson,
14 the Kansas City Sewer District, and two of his
15 local inspectors spent half a day on site looking
16 at the system, not only from the aspect of what
17 the Air Force has but also what Kansas City
18 Aviation Department has. They had not looked at
19 this system for 23 years.

21 SCHEDULE NEXT BCT MEETING DATE

22 Tuesdays, Wednesdays and Thursdays are
23 preferable days. It was suggested that the next
24 meeting possibly be set up in Jefferson City. It
25 was also suggested that if there are some known



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4580 • OVERLAND PARK, KS 66204

1 field activities taking place or some other
2 actions that are going to dictate other
3 contracting meetings, it would make sense to
4 incorporate a BCT meeting at that time.

5 Next meeting is tentatively set the
6 first part of October.

7 OPEN FLOOR DISCUSSION

8 Mr. Golson comments on the latest EBSS
9 on FOSL for Kansas City Aviation, Buildings 610,
10 621, 622, 623, 624, 625 and 839. There are
11 changes to the original EBS, such as attempting to
12 change Building 839 from Category 7 to Category 2.
13 This change was not approved by the BCT and does
14 not have proper documentation for a change. The
15 attached data is insufficient to show that the
16 category change is warranted. The BCT has the
17 authority to make property category changes.

18 Mr. Esch says the EBS is an internal
19 document of the DOD to categorize property to
20 relay to the lessees their best knowledge of the
21 property at that time. The EBS was also used over
22 a year ago to meet the ~~ER~~ERFA requirement to notify
23 the State of the environmental condition of the
24 property as perceived by DOD. ^{unresolved}AMDNR comments on
25 the property will be attached to any lease. It



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 1589 • OVERLAND PARK, KS 66204

1 will show that DOD feels that because of sample
2 results it feels that this property is a Category
3 2, whereas MDNR's comments will show they feel
4 there's more investigation needed. Mr. Esch was
5 trying to provide the data that makes them believe
6 it's a Category 2 property, and will attach MDNR
7 comments. These are DOD property categories and
8 not identifying them as transferable or
9 non-transferable according to CERFA.

10 Mr. Golson feels it's a BCT decision as
11 far as a category change on a property. Mr.
12 Geller says it was talked about early on that the
13 category changes would be proposed formally for
14 acceptance, and if this was their proposal they
15 disagree with it; that it's only through
16 concurrence of the BCT that they're planning to
17 change the categories. In order to maintain
18 consistency for closure and transfer of the
19 property there should be a proposal and a vote,
20 and if it's agreeable it's changed, if it's not,
21 then go back and identify why it's not.

22 Mr. Golson says the test results
23 attached aren't helpful. If there is no closure
24 document then the category can't be changed. Mr.
25 Golson would like to know what the environmental



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204

1 changes were in this area since the original EBS;
2 whether everything concerned with 839 was going to
3 the lessee, such as the lead-lined booth; and the
4 photocopied map that was attached didn't show any
5 of the outbuildings from 610.

6 Mr. Esch says the lead-lined booth would
7 stay and was identified as a potential solid waste
8 problem if they wanted to dispose of it. It was
9 agreed that these items would be addressed further
10 in working group.

11 Meeting was adjourned.



REGISTERED PROFESSIONAL REPORTERS

P.O. BOX 4589 • OVERLAND PARK, KS 66204

SHAWNEE MISSION, KS 66201-0000 KANSAS CITY, MO 64101-0000